

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- November 16, 1966

Appeal No. 8969 Nathan Gutwerk, et al, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. William F. McIntosh not participating, the following Order was entered at the meeting of the Board on November 29, 1966.

EFFECTIVE DATE OF ORDER-- Jan. 17, 1967

ORDERED:

That the appeal for permission to change a nonconforming use from a rooming house to a 6-unit apartment house at 1401 Belmont Street, NW., lot 835, square 2661, be granted.

FINDINGS OF FACT:

- (1) Appellants' property is located in a C-M-2 District.
- (2) The subject corner lot is improved with a four story stone building, the first floor at ground level being devoted to commercial uses.
- (3) Prior to the present ownership, the upper stories were leased to a rooming house operator under a certificate of occupancy issued for a rooming house. The building is now vacant.
- (4) It is proposed that the building be renovated for use as an apartment building containing six (6) units.
- (5) No parking is available on the subject site as the building occupies most of the lot.
- (6) There are five apartment buildings in the same block as the subject property.
- (7) No opposition was registered at the public hearing.

OPINION:

We are of the opinion that the new use will not affect adversely the present character or future development of the neighborhood. There are already existing in the neighborhood other apartment buildings and the change of this nonconforming use in the manner proposed will not, in our view, have a detrimental effect upon nearby and adjoining property.